



The Arlington Redevelopment Project Area was recently expanded by approximately 1,000 acres to a total of 1040 acres, including the former Riverside County General Hospital site. One of the first major redevelopment activities in the Amended Project Area is the conversion of this former 27 acre hospital site to a mixed use retail/commercial and office development. The anchor tenant for this center is Lowe's Home Improvement Warehouse. Goals of the expanded Project Area are to assist in improving and expanding existing local businesses, create a strong sense of community, improve the overall quality of life, and upgrade and improve Arlington's basic public improvements and services.

## 1999 Census Estimates\*

	1-mile radius	3-mile radius	5-mile radius
• Population	14,844	115,951	212,682
• Median Age	31	31	32
• Households	4,689	36,058	67,887
• Households by Type			
Married couple	55.97%	57.43%	60.26%
• Households by Income			
\$25,000–\$34,999	20.07%	21.19%	22.27%
\$35,000–\$49,999	21.55%	20.34%	19.13%
\$50,000–\$74,999	18.07%	15.67%	14.17%
• Median Household Income			
35,800		37,750	42,052
• Average Household Income			
43,945		46,407	52,542
• Per Capita Income			
13,977		14,533	16,835
• Occupied Units	4,614	34,305	61,755
• Owner Occupied	53.98%	56.07%	63.72%

\* Stats compiled by Claritas Inc.

	1-mile radius	3-mile radius	5-mile radius
• Population 25+ by Education			
Bachelor Deg.		7.99%	8.63%
Graduate Deg.		3.73%	4.14%

## 24-hour Combined Vehicle Volumes

Van Buren Blvd. at 91 Freeway	N/S 44,837
Van Buren Blvd. at Magnolia Ave.	N/S 31,257 E/W 27,905

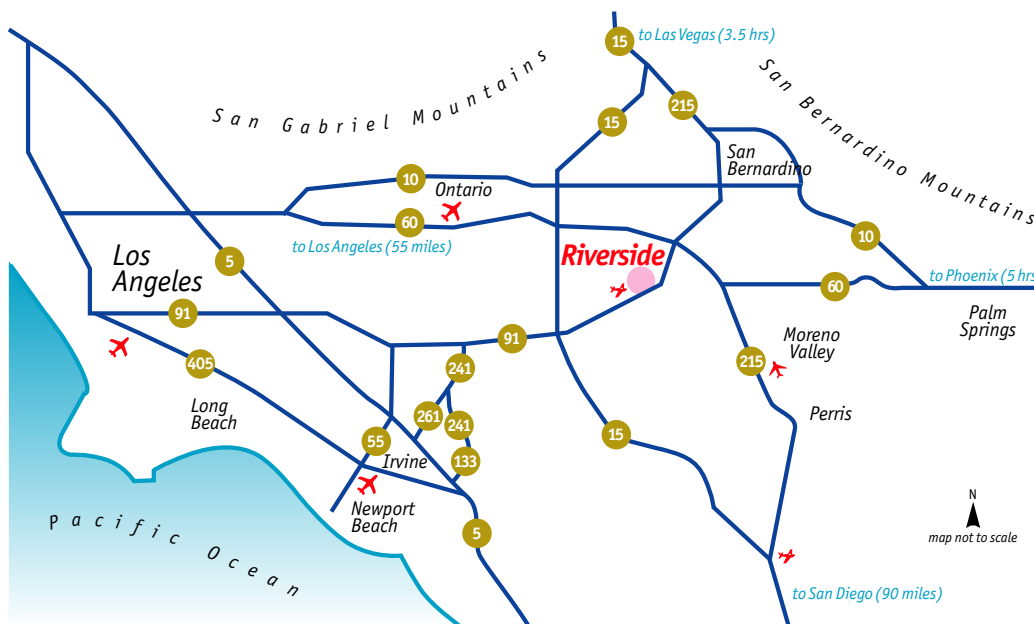
## Major Retail Tenants

- WAL MART
- Big K-mart
- The Wherehouse
- Circuit City
- Lowe's Home Improvement Warehouse

## Major Industrial Tenants

- Fleetwood Enterprises

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Situated 55 miles east of downtown Los Angeles, Riverside is the heart of Southern California's Inland Empire. Founded over 100 years ago, the city has emerged as a vibrant office, retail and industrial center in Southern California. Riverside enjoys a mild Mediterranean climate and is rich in architecture, universities, cultural arts and recreational activities.